

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
DECEMBER 12, 2007  
COMMITTEE ROOM, 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BLDG  
8:30 A.M.**

**NOTE:** *Land Use Hearings are held at 8:30 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 3<sup>rd</sup> floor of the Development Services Building, located at 1222 1<sup>st</sup> Avenue, San Diego, CA 92101.*

*If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Disability Services Coordinator at 619-321-3208 at least five (5) working days prior to the meeting to ensure availability. **Those items with an asterisk (\*) will include consideration of the appropriate environmental document.***

*Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.*

HEARING OFFICERS ASSIGNED TO TODAY'S HEARING: Gary Geiler

ITEM-1: **PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**

ITEM-2: **REQUESTS FOR CONTINUANCES.**

ITEM-3: **ITEMS TO BE PLACED ON CONSENT AGENDA.**

ITEM-4: *Continued from October 24, 2007*

**3036 OLIPHANT MAP WAIVER - PROJECT NO. 108730**

City Council District: 8; Plan Area: Peninsula

**STAFF: Laila Iskandar**

Map Waiver application to waive the requirements of a Tentative Map to create four (4) residential condominiums (currently under construction), including a request to waive the requirement to underground existing overhead utilities, on a 0.115-acre sit. The property is located at **3060 Oliphant Street** in the RM-3-7 Zone, Airport Approach Overlay Zone, and Coastal Height Limit Overlay Zone within the Peninsula Community Plan and Local Coastal Program Area and Council District 2. Exempt from Environmental. Report No. HO-07-191

**RECOMMENDATION:**

Approve

ITEM-5:       **802 CORONADO MAP WAIVER - PROJECT NO. 134600**  
City Council District: 2; Plan Area: Mission Beach

**STAFF:       Jeffrey Peterson**

Map Waiver to waive the requirements for a Tentative Map and Parcel Map for the subdivision of a 0.059-acre site to create two condominium ownerships from two residential units that are currently under construction. This subdivision also requires a Coastal Development Permit since the project is located in the Coastal Overlay Zone. Therefore, an amendment to the previously approved Coastal Development Permit No. 209484 is required. The proposed project will conform to the Council Policy 900-14 criteria by generating 50% or more of the projected total energy consumption on site through renewable energy resources (i.e. photovoltaic). The property is located at 802 and 804 Coronado Court, on the northeast corner of Coronado Court and Mission Boulevard, in the Residential-Southern (R-S) Zone of the Mission Beach Planned District within the Mission Beach Community Plan, Coastal Overlay Zone (Appealable Area), Coastal Height Limitation Overlay Zone, Beach Impact Area of the Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, and the Airport Environs Overlay Zone. Exempt from Environmental. Report No. HO-07-202

**RECOMMENDATION:**

Approve

ITEM-6:       **944 OPAL MAP WAIVER - PROJECT NO. 119367**  
City Council District: 2; Plan Area: Pacific Beach

**STAFF:       Jeffrey Robles**

Coastal Development Permit and Map Waiver application to waive the requirements of a Tentative Map and undergrounding overhead utilities to convert four existing residential units to condominiums on a 6,250 square foot site. The property is located at 944-46 Opal Street in the RM-1-1 Zone within the Pacific Beach Community Plan, Coastal Overlay (non-appealable), Coastal Height Limit, Parking Impact, and Transit Area Zones. Exempt from environmental. Report No. HO-07-203

**RECOMMENDATION:**

Approve

HEARING OFFICER DOCKET OF DECEMBER 12, 2007

ITEM-7:       **2617 OCEAN FRONT WALK- PROJECT NO. 131233**  
City Council District: 2; Plan Area: Mission Beach

**STAFF:**       **Jeannette Temple**

Map Waiver to waive the requirements of a Tentative Map and a request to waive the requirement to underground the existing overhead utilities for the creation of two residential condominiums under construction on a 0.05 acre site. The project is located at 2617 Ocean Front Walk in the R-S Zone of Mission Beach Planned District, State Coastal, Coastal Ht Limit, Airport Influence, Parking Impact, and Residential Tandem Parking Overlay Zones within the Mission Beach Community Plan. Exempt from Environmental. Report No. HO-07-213

**RECOMMENDATION:**

Approve